

District II Advisory Board Minutes

September 19, 2005

www.wichita.gov

The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. Eight board members, eight staff and approximately fifteen citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Sarah Devries
Larry Frutiger
Joe Johnson
Council Member Sue Schlapp
Dane Saksa*
Kaci Tucker*

Brian Carduff
Daryl Crotts
Ray Frederick
Tim Goodpasture
Matt Hesse
David Mollhagen
Phil Ryan
Marty Weeks

*Youth Representative

Staff Present

Sarah Gilbert, Career Services
Kelli Glassman, Neighborhood Assistant
Donna Goltry, Planning
Jennifer Heinicke, Library
Officer Jones, Patrol North
Officer Hinners, Patrol East

Members Absent

Guests

Mr. Greg Barker
Mr. John Brown
Mr. John Kent

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:03 p.m.

APPROVAL OF MINUTES AND AGENDA

Due to lack of quorum, the agenda for September 19, 2005 was not approved

Due to lack of quorum, the meeting minutes for August 1, 2005 were not approved

PUBLIC AGENDA

1. Scheduled items

No items submitted.

2. Off-agenda items

Captain Doug Pickard, Fire Department, addressed the Board regarding the importance of location of fire stations in order to have response times of five minutes or less. Mr. Pickard stated that a five-minute response time is necessary in order for someone to receive optimal medical attention. The Board thanked Mr. Pickard for his time.

NEW BUSINESS

3. Community Police Report

Officer Jones, Patrol North, reported that there is a new community police officer on 46 beat, Officer Ward. She also stated that there is a new sergeant for community policing north, Sergeant Newman. Furthermore, the school resource officer at Coleman Middle School, officer Roets, reports that there are not too many problems at the school this year, other than traffic. Finally, to continue to address larceny to vehicles at Sundance and Broadmoor at Chelsea, there are officers living in the Broadmoor at Chelsea to prevent this from continuing to occur. These officers have worked with management to tow 21 illegally parked cars from this apartment complex and no larcenies have occurred there since.

Officer Hinnners, Patrol East, reported that there will be a meeting on September 20 to discuss increased parking at Price-Harris school and that they are also working to test Towne East mall security.

The Board thanked Officers Jones and Hinnners for their presentations.

Action Taken: Received and filed.

4. CUP2005-00030 and ZON2005-00027

Donna Goltry, Planning presented this item to the Board. The applicant, B & A Partnership, Lindy Andeel and Dave Bayouth, Partners (owner); Natures Plant Shop, LC (Nature's Way) c/o John Brown (lessee), requests a conditional use to expand an existing nursery and garden center business, Nature's Way, westward to Bonnie Brae Street from its current operation on the north side of Kellogg Drive and west of Gypsum Creek. The property is zoned "LC" Limited Commercial. The existing Conditional Use (CON2003-00030) was approved for the adjoining property two years ago. It has a retail building plus some outdoor display area and parking spaces to the east and north of the building. Nature's Way was relocated to this site due to acquisition of its former site by the City of Wichita for Kellogg freeway construction.

The expansion would include an outdoor display and storage/work area to the west of the retail building, additional parking and an additional smaller building. According to the lessee, the second building could be used for indoor storage or perhaps leased to another tenant for retail or restaurant uses. The leasing to another tenant would be an allowable use with the current "LC" zoning so long as adequate parking spaces for the additional use was available, and so long as Nature's Way had adequate display/storage space on the remaining property.

Ms. Goltry described the request and responded to questions. Citizens in attendance were given the opportunity to express their concerns.

Greg Barker, President of Bonnie Brae Neighborhood Association, expressed several concerns with the current condition of the Nature's Way property:

- Parking lights shine into adjacent residences
- The outdoor loud speaker system is too loud and sometimes plays at all hours of the night
- Litter and trash is placed back against the property line and the dumpster is against the fence
- Uncut weeds
- Dust and potholes on the property

Mr. Barker stated that he would like to see these issues resolved before the conditional use is approved.

In response to these concerns, it was stated by the applicant and **Ms. Goltry** that some of these issues are a result of the delayed construction on Kellogg and that the applicant would like to work in cooperation to address these concerns.

Based upon information available prior to the public hearings, MAPD staff recommends that the conditional use be approved subject to the following conditions:

1. The seasonal nursery and garden center shall conform to all requirements of Section III-D.6.z. of the Unified Zoning Code, except that a setback of 20 feet for the fenced outdoor display area shall be allowed along Kellogg Drive.
2. A revised site plan shall be prepared to designate a single row of parking along the northern property line and an outdoor display/storage area extending from the building and display/storage on CON2003-00030 west to about 65 feet east of the existing vacant building, and a double row of parking located between the display/storage area and the vacant building.
3. The area devoted to outdoor display/storage shall be screened from the adjoining residential neighborhood with a solid fence in compliance with the UZC screening standards (Art. IV, Sec. IV-3) at least six but not more than eight feet in height along the northern property line, and shall be enclosed within the wrought iron fenced area designated on the approved site plan. No materials except live plants and garden ornaments such as trellises that exceed this height shall be stored higher than the height of the screening fence, and the outdoor storage area shall be screened from view of Kellogg Drive. Pots, timbers, mulch, rock materials and similar non-living materials shall not be stored higher than the height of the fence and shall not be stored in the parking spaces.
4. Trash receptacles shall not be located closer than 20 feet to the north property line.
5. Lighting standards shall be limited to 14 feet in height including poles, fixtures and base within 100 feet of the north property line.
6. No trailers or portable storage containers shall be stored in the parking spaces along the northern property line or in violation of the outdoor display and storage regulations for the "LC" Limited Commercial zoning district.
7. The applicant shall obtain all applicable permits, including but not limited to: building, health, and zoning.
8. The site shall be developed in general conformance with the approved site plan.
9. A landscape plan shall be submitted to comply with the Landscape Ordinance within 60 days of approval of the Conditional Use. Installation of landscaping shall be completed within 180 days of approval of the Conditional Use on the north property line and within

- 180 days of approval of the Conditional Use or completion of the Kellogg freeway construction project on the south property line.
10. Construction of other improvements shall be completed within one year of approval by the appropriate governing body.
 11. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

At the August 1 DAB II meeting, the Board recommend that CON2005-28 be approved subject to the conditions recommended by MAPD staff and subject to satisfactory resolution of issues and concerns noted by the Bonnie Brae Neighborhood Association. The Board further requested a progress report on the resolution of these concerns at the next meeting.

All parties were present again and stated that most issues mentioned above have been resolved and that the only issue still left to discuss is the condition and height of the fence on the west side of the building. The parties agreed to discuss this further and come to agreement on replacement of the fence.

Action Taken: Due to lack of quorum, no formal action was taken. This item will return to the Board at the next meeting in order to make sure that all issues in this case have been resolved.

5. Fall 2005 Library Programs

Jennifer Heinicke, Library, presented an overview of the fall library programs being offered this year to the Board. Wichita Public Library has historically sponsored programs throughout the year for preschool children. More recently, the Library has placed an emphasis on expanding its programming to include activities designed for school-aged children, teens and adults of all ages. Basic computer training classes are also offered in the Central Library's Technology Training Center.

Customer feedback indicates that the expansion of programs is one of the key factors helping to generate increased use of library facilities. Programs focus on connecting citizens with important information as well as offering opportunities for recreation and entertainment. The Library wants to continue to increase awareness of these programs, as well as all other library services and activities. By sharing information with District Advisory Boards, it is hoped that information may reach citizens not yet familiar with these programs. The library also hopes to receive feedback about promotional methods that are not being currently used to help further extend community awareness of the Library.

The Board asked if this information is distributed to the high schools. **Ms. Heinicke** responded that she did not believe so due to budget constraints. However, there are other ways that the library uses to communicate this information to youth.

6. CSBG Review Committee

Sarah Gilbert, Career Services, reviewed the item. The CSBG Review Committee is a twelve-member board, with membership based in the District Advisory Boards. Four members are elected by low-income residents of the quadrants of the City and County that correspond to DAB's I, III, IV, and VI. Four members are appointed to represent the City Council and the remaining four members represent the following community sectors: business, religious organizations, industry, welfare, labor and education.

The request is to identify DAB members who are interested in serving on the Review Committee and are willing to represent one of the above sectors (public, community, low-income). Sarah Gilbert, Career Development Manager, will collect the information and develop a list for Council appointees. Those interested in being elected to the low-income positions will be notified of the procedures for the election, to be held before the end of the year.

Action Taken: Due to lack of quorum, no formal action was taken. This item will return to the Board at the next meeting.

OTHER BUSINESS

6. No other items were discussed.

BOARD AGENDA

7. Updates, Issues, and Reports

No items were submitted.

8. **With no further business, the meeting adjourned at 7:55 p.m.**

The **next DAB II meeting** will be **October 3, 2005** at the Rockwell Branch Library.